



Monday Morning Quarterback Summary

Week of Jan 22, 2017

Single-family existing homes

- Sales of single-family homes increased to 427 during the week of Jan 22, from 385 the week prior
- The median price of single family homes increased to \$222,000, a change of 0.9%
- The number of single-family home foreclosure transactions increased to 34 last week, from 26 the week of Jan 15
- The number of single-family home short-sale transactions remained constant at 10
- Single-family inventory decreased by 44, and now sits at 8,054

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 115 during the week of Jan 22, from 100 the week prior
- The median price of condos, townhomes, and villas increased to \$130,000, a change of 4.00%
- The number of condo, townhome, and villa foreclosure transactions increased to 11 last week, from 4 the week of Jan 15
- The number of condo, townhome and villa short-sale transactions decreased to 1 from 2 the week prior
- Condo inventory remains constant at 2,384

Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
01/22/2017 - 01/28/2017
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	427	261	61	52	20	27	6
Bank Owned	34	26	6	2	0	0	0
Short Sales	10	7	1	1	1	0	0
Other	383	228	54	49	19	27	6
Active Listings	8,054	2,745	1,119	1,599	814	1,214	563
Bank Owned	295	188	29	38	14	20	6
Short Sales	159	99	15	30	5	6	4
Other	7,600	2,458	1,075	1,531	795	1,188	553
Months of Inventory	4	2	4	7	9	10	22

List Price

Average Original List Price	\$302,047	\$177,466	\$286,333	\$364,907	\$483,563	\$785,285	\$2,556,667
Average Final List Price	\$286,937	\$173,308	\$278,309	\$352,065	\$463,811	\$728,829	\$2,175,000

Sale Price

Average Price	\$276,015	\$168,037	\$271,868	\$338,873	\$447,605	\$686,940	\$2,005,833
Median Price	\$222,000	\$178,000	\$270,000	\$335,000	\$451,000	\$675,000	\$1,517,500

Price Differences

Original to Final List Price	-\$15,110	-\$4,158	-\$8,024	-\$12,842	-\$19,752	-\$56,456	-\$381,667
Original List to Sale Price - \$	-\$26,032	-\$9,429	-\$14,465	-\$26,034	-\$35,958	-\$98,345	-\$550,834
Final List to Sale Price - \$	-\$10,922	-\$5,271	-\$6,441	-\$13,192	-\$16,206	-\$41,889	-\$169,167
Original List to Sale Price - %	91.38%	94.69%	94.95%	92.87%	92.56%	87.48%	78.45%
Final List to Sale Price - %	96.19%	96.96%	97.69%	96.25%	96.51%	94.25%	92.22%

Days on the Market

Avg Days Listing to Contract	73	59	81	79	92	134	245
Combined Avg Days to Contract	77	53	83	100	102	181	332
Avg Days Listing to Closing	119	102	130	127	133	191	302
Avg Days Contract to Close	45	42	48	48	40	56	56

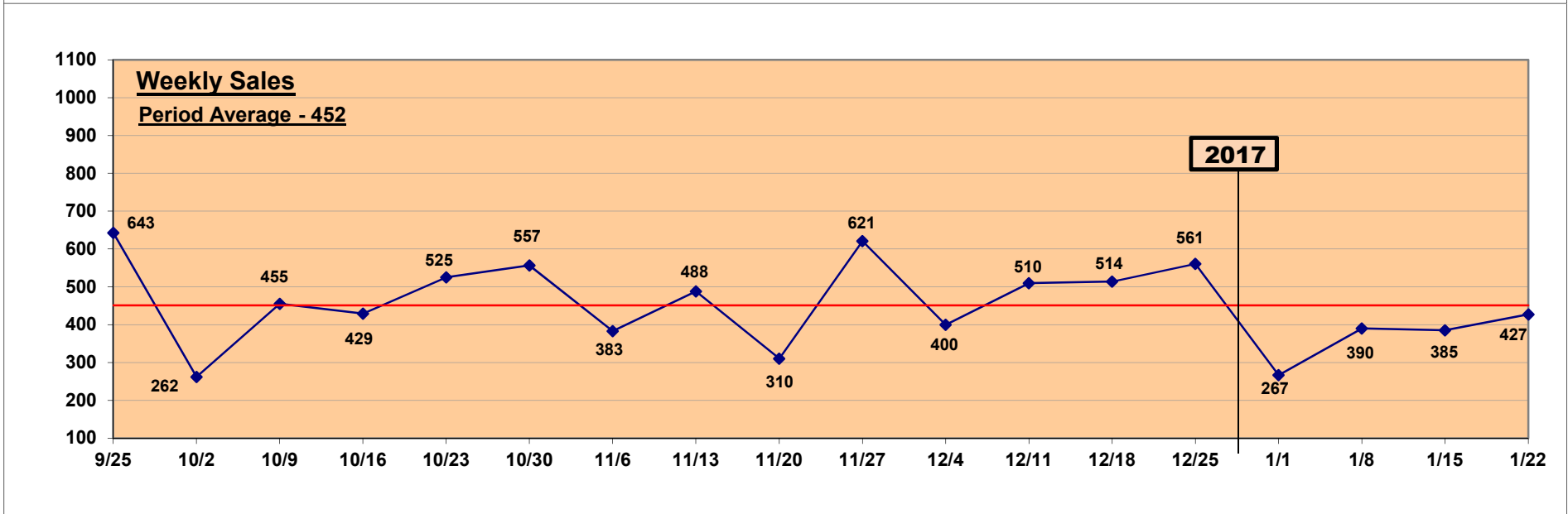
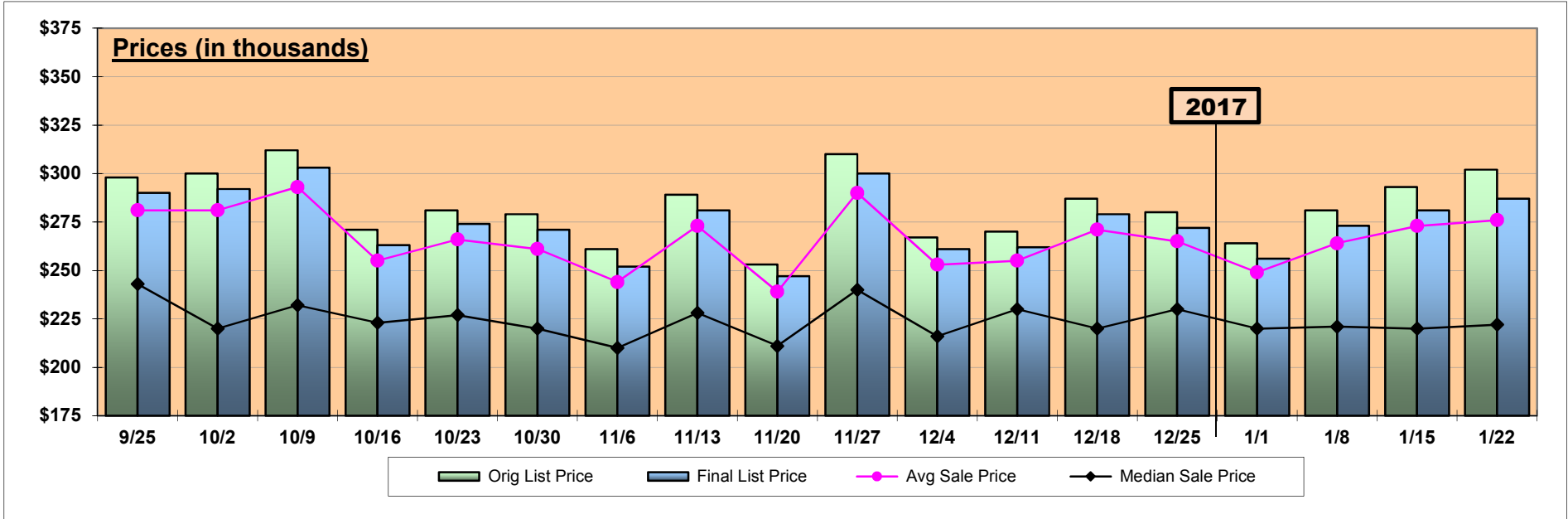
Beds / Baths

Average Bedrooms	4	3	4	4	4	4	5
Average Full Baths	2	2	2	3	3	3	5
Average Half Baths	0	0	0	0	1	1	2

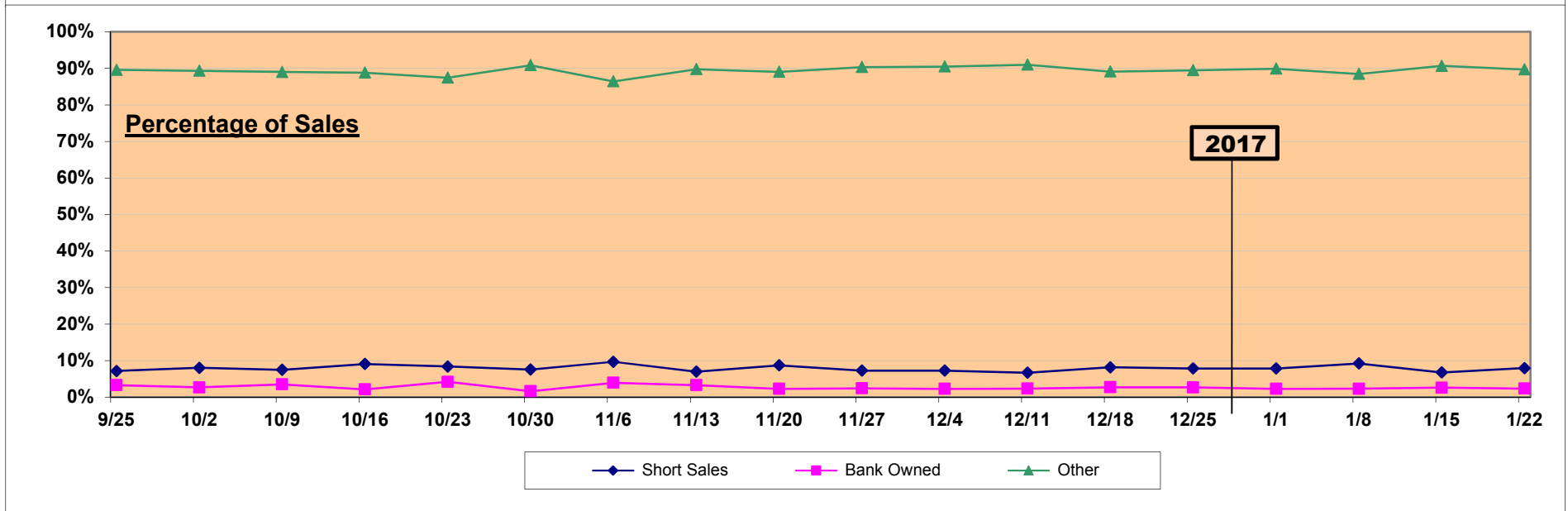
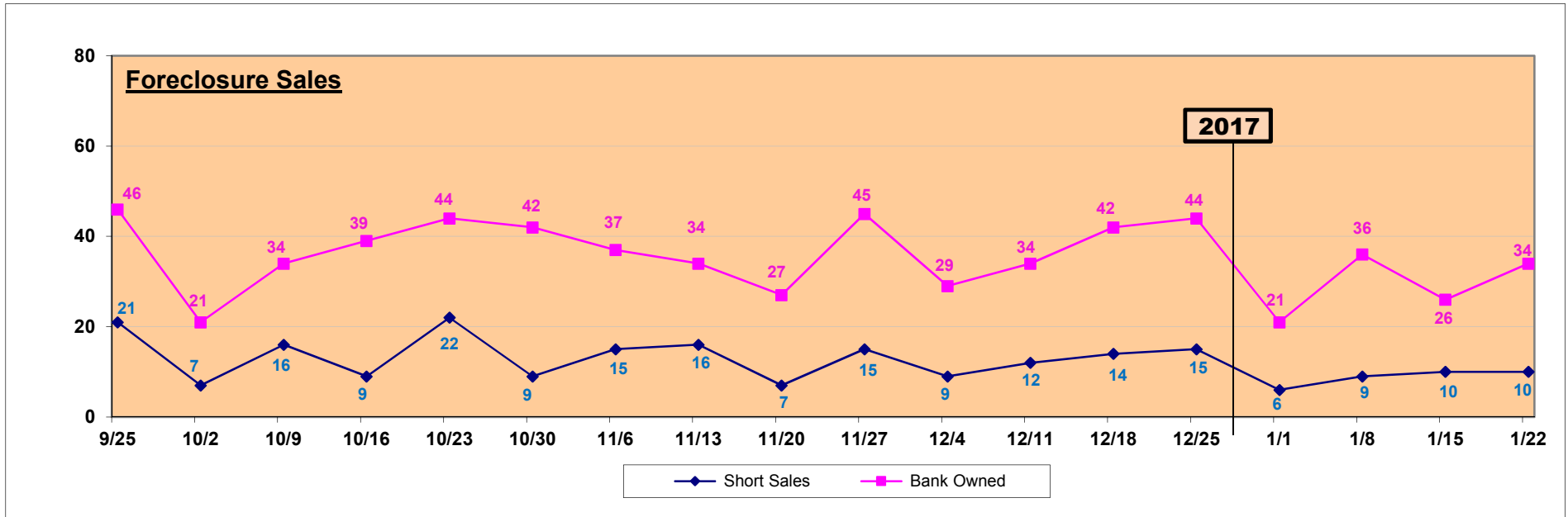
Square Footage

Average Square Feet	2,074	1,575	2,235	2,668	3,243	3,544	6,492
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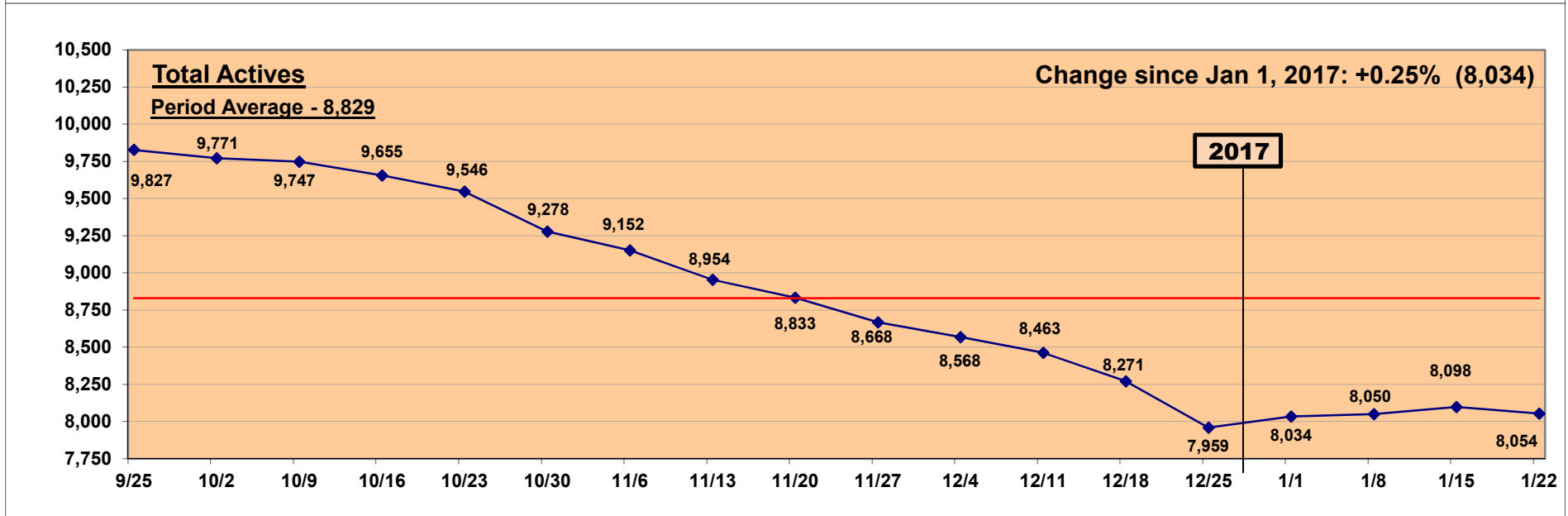
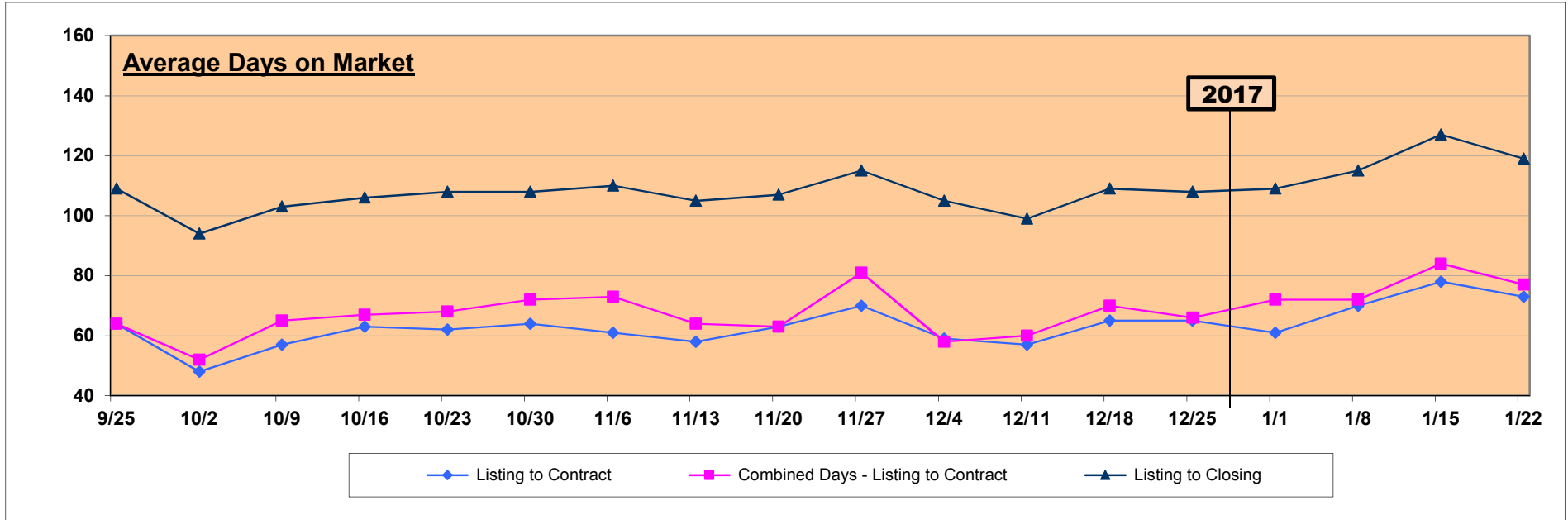
Single Family Homes



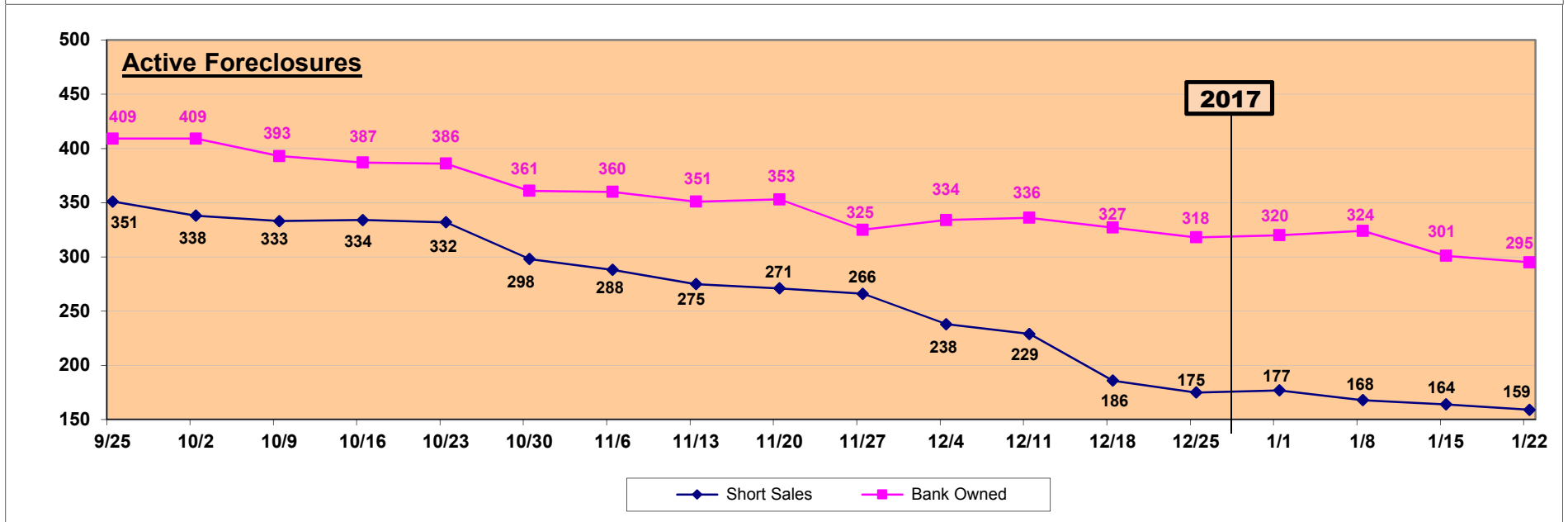
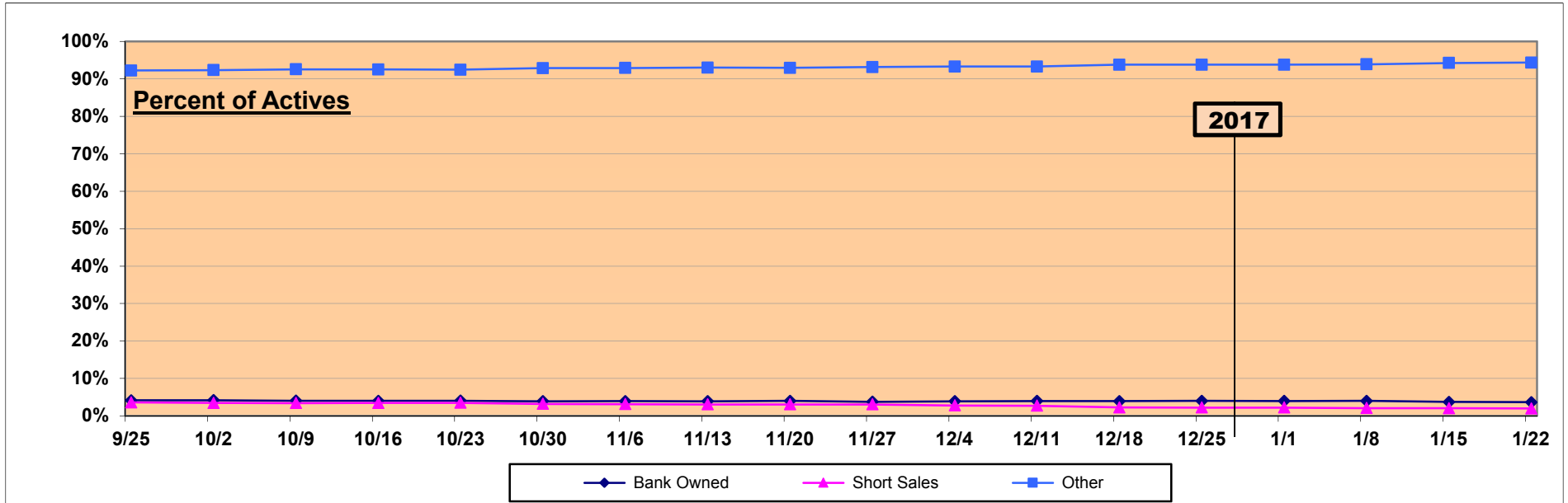
Single Family Homes



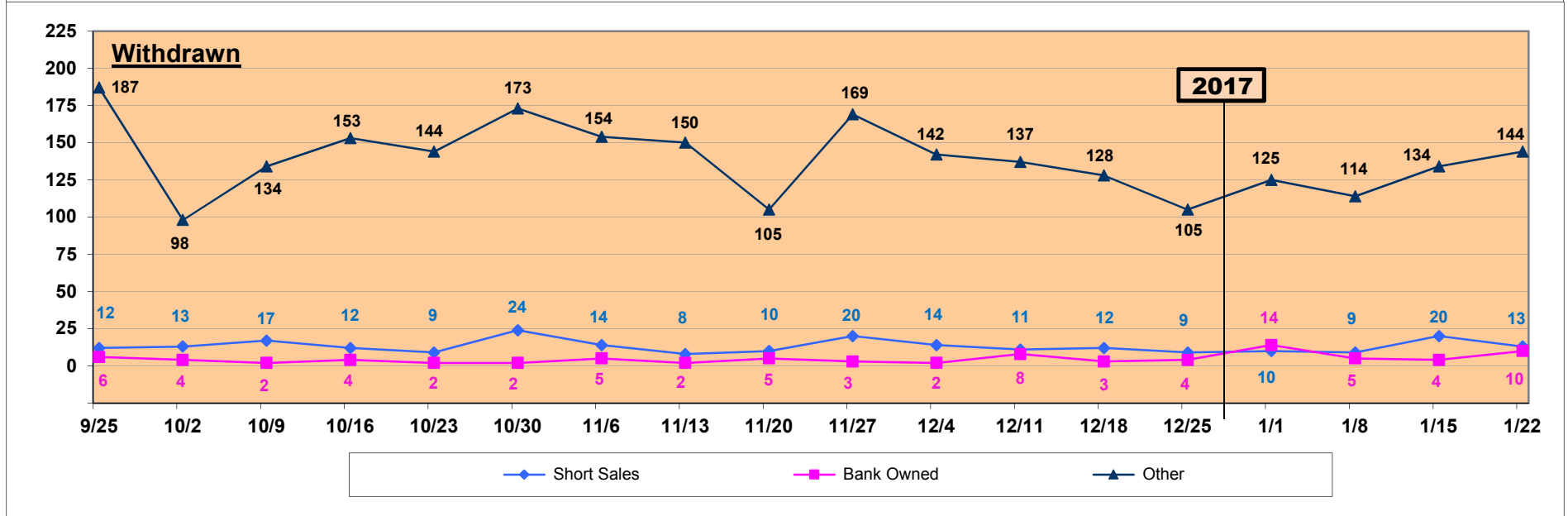
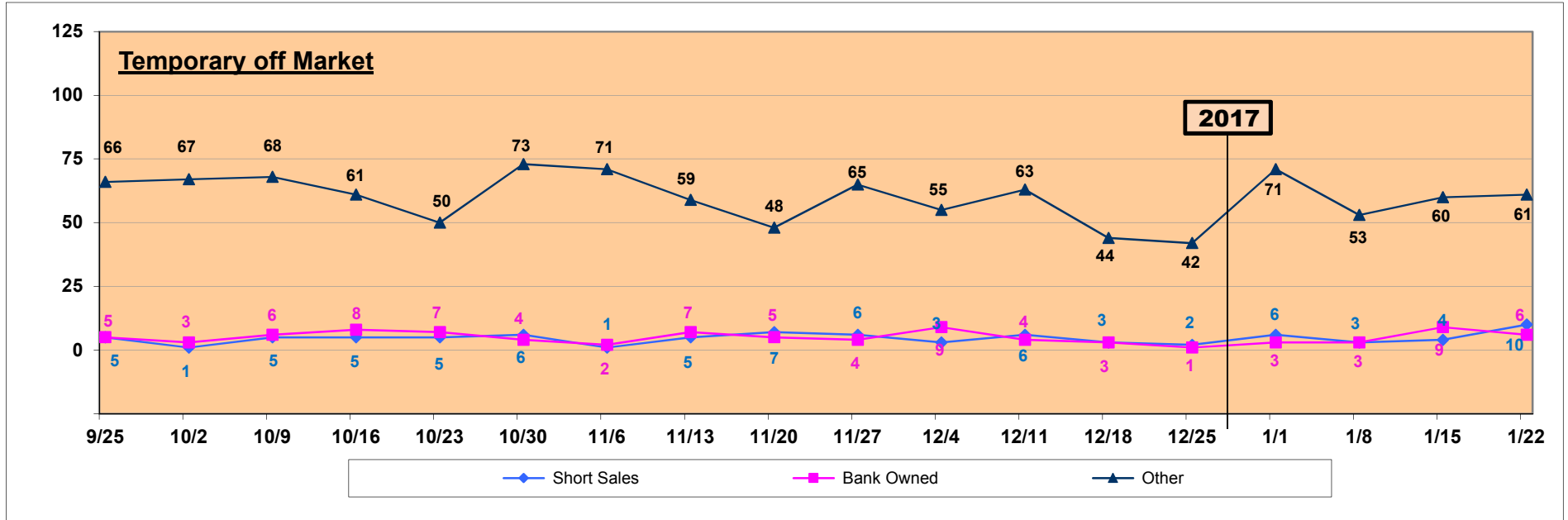
Single Family Homes



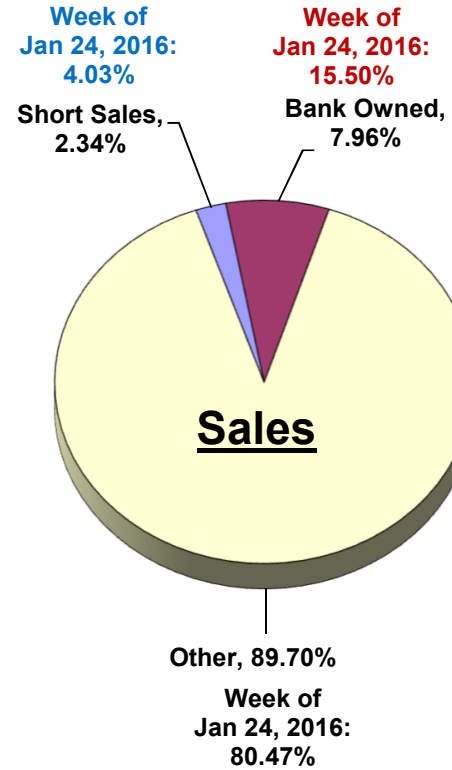
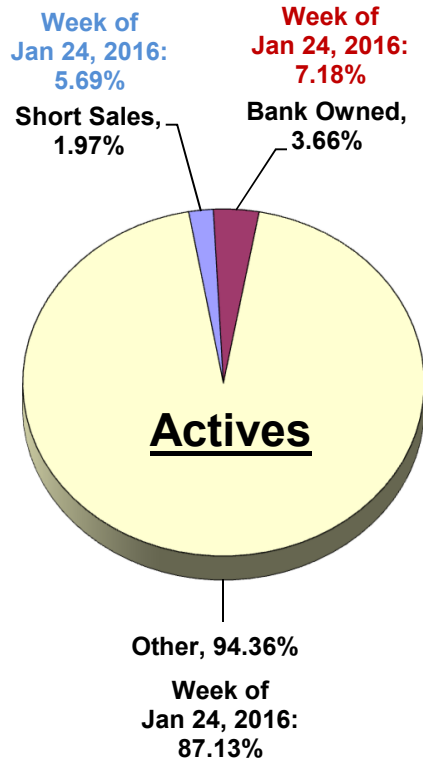
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 9 Single Family Homes available for the Median Price of \$222,000? (± \$500)

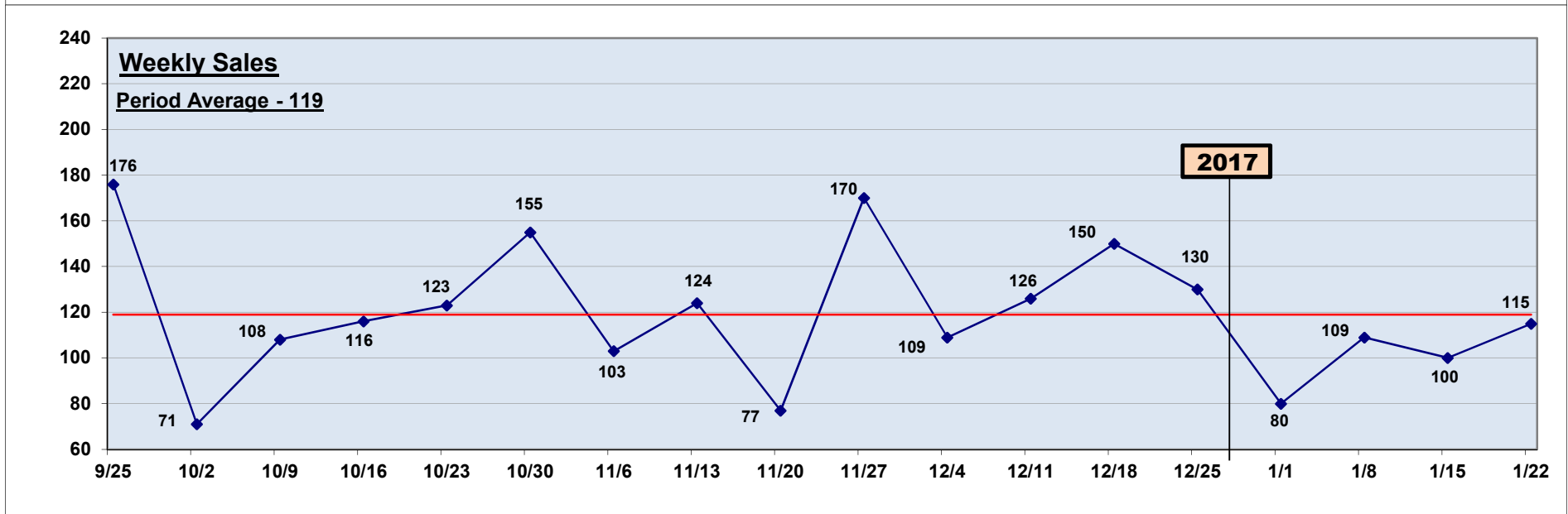
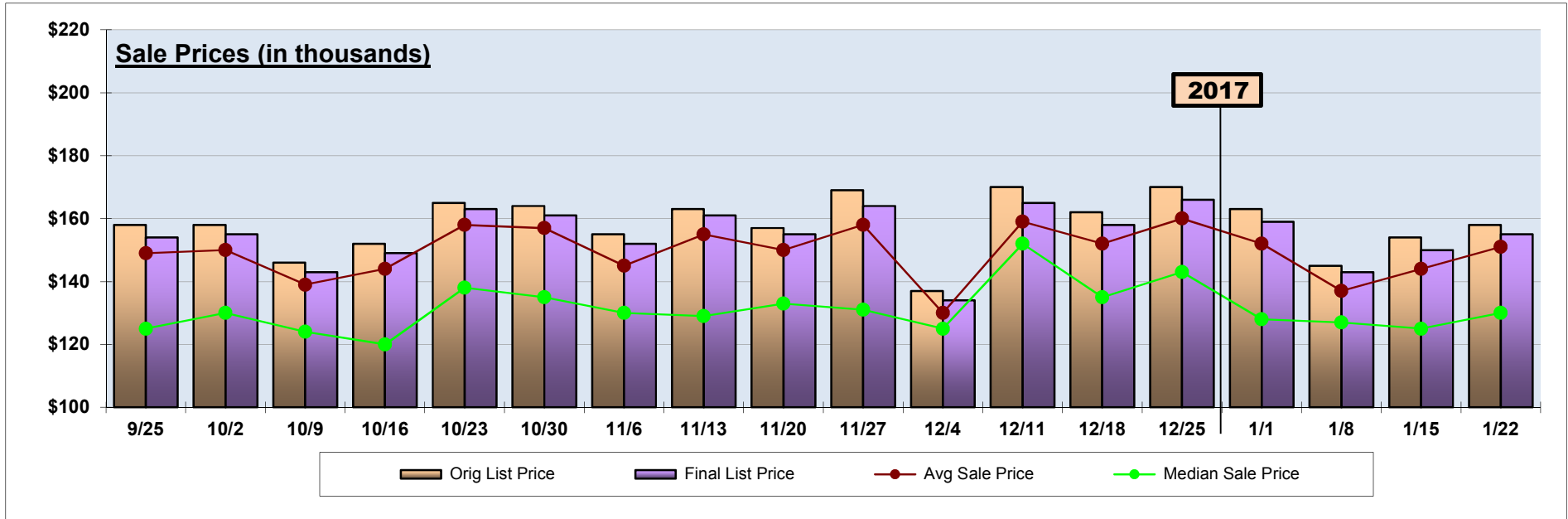
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Orange County		1	\$222,000	3.0	2.0	1,714	\$129.52
Hiawassee	32818	1	\$222,000	3.0	2.0	1,714	\$129.52
Osceola County		6	\$221,976	3.5	2.0	1,821	\$121.93
Kissimmee / Buena Ventura Lakes	34743	2	\$221,900	3.0	2.0	1,727	\$128.49
Kissimmee (West) / Pleasant Hill	34746	1	\$221,657	3.0	2.0	1,481	\$149.67
St Cloud / Canoe Creek	34772	3	\$222,133	4.0	2.0	1,996	\$111.29
Lake County		2	\$221,834	3.0	2.5	2,052	\$108.11
Eustis (East)	32736	1	\$221,990	4.0	3.0	2,115	\$104.96
Clermont (Central)	34711	1	\$221,678	2.0	2.0	1,989	\$111.45

Monday Morning Quarterback
01/22/2017 - 01/28/2017
Lake, Orange, Osceola & Seminole Counties

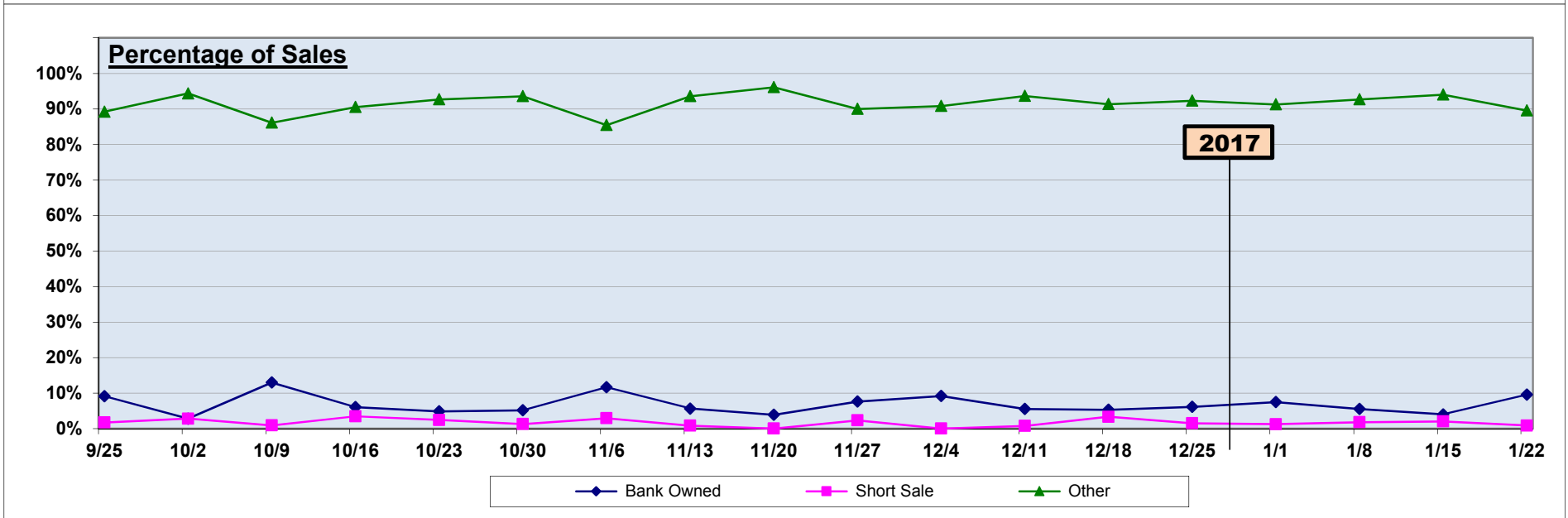
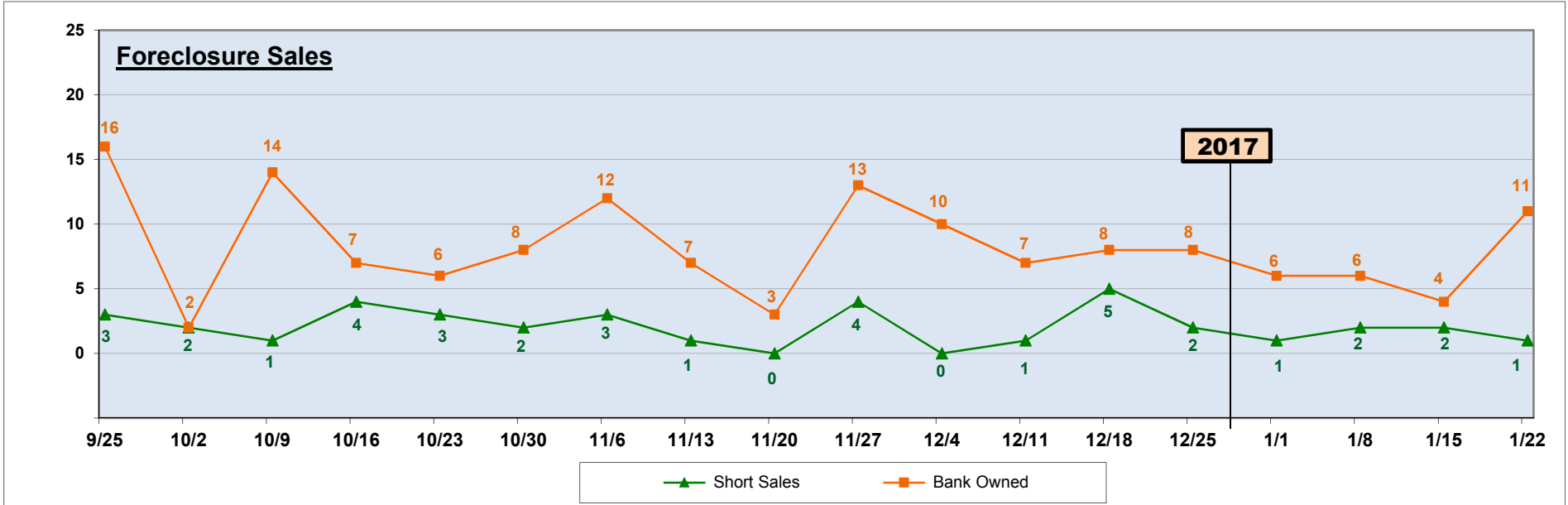
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	115	105	3	6	0	1	0
Bank Owned	11	11	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	103	93	3	6	0	1	0
Active Listings	2,384	1,768	242	213	60	72	29
Bank Owned	60	51	6	1	0	0	2
Short Sales	39	34	2	3	0	0	0
Other	2,285	1,683	234	209	60	72	27
Months of Inventory	5	4	19	8	0	17	0
<u>List Price</u>							
Average Original List Price	\$158,266	\$139,289	\$314,012	\$334,719	\$0	\$625,000	\$0
Average Final List Price	\$154,540	\$136,088	\$293,324	\$329,652	\$0	\$625,000	\$0
<u>Sale Price</u>							
Average Price	\$151,385	\$132,208	\$283,432	\$324,460	\$0	\$730,384	\$0
Median Price	\$130,000	\$125,000	\$286,874	\$314,028	\$0	\$730,384	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$3,726	-\$3,201	-\$20,688	-\$5,067	\$0	\$0	\$0
Original List to Sale Price - \$	-\$6,881	-\$7,081	-\$30,580	-\$10,259	\$0	\$105,384	\$0
Final List to Sale Price - \$	-\$3,155	-\$3,880	-\$9,892	-\$5,192	\$0	\$105,384	\$0
Original List to Sale Price - %	95.65%	94.92%	90.26%	96.94%	0.00%	116.86%	0.00%
Final List to Sale Price - %	97.96%	97.15%	96.63%	98.43%	0.00%	116.86%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	66	61	137	130	0	0	0
Combined Avg Days to Contract	66	62	133	119	0	0	0
Avg Days Listing to Closing	106	97	204	186	0	238	0
Avg Days Contract to Close	39	36	66	54	0	238	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	2	3	0	3	0
Average Full Baths	2	2	2	3	0	3	0
Average Half Baths	0	0	1	1	0	1	0
<u>Square Footage</u>							
Average Square Feet	1,325	1,266	1,665	2,054	0	2,109	0

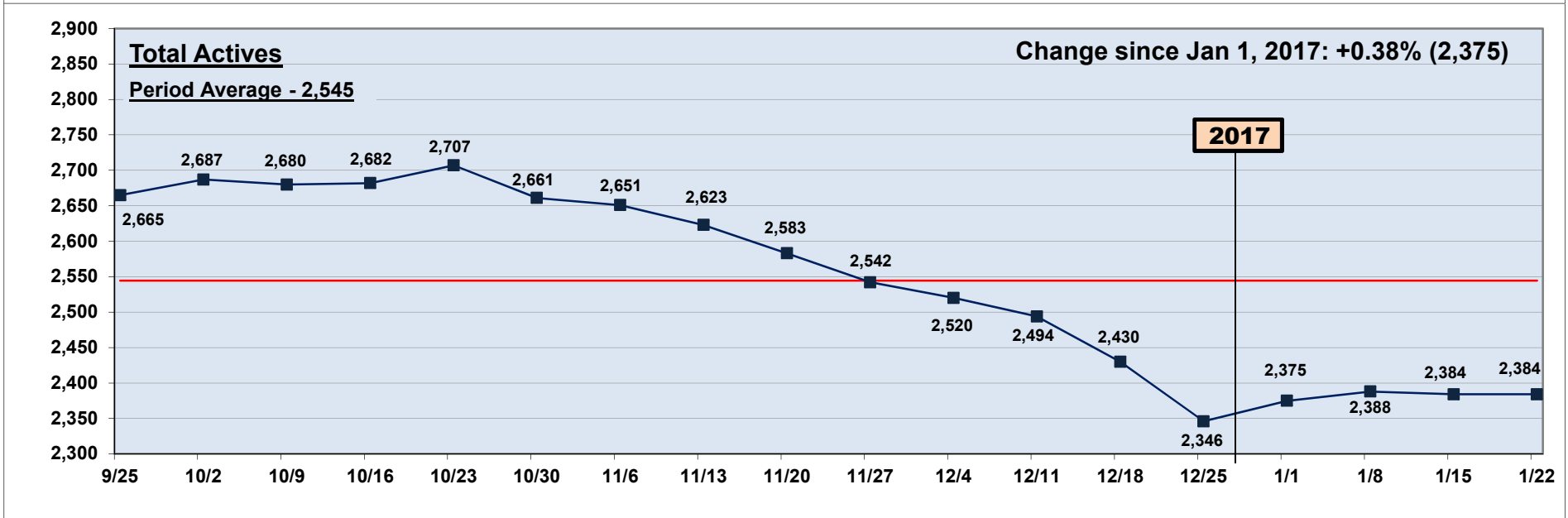
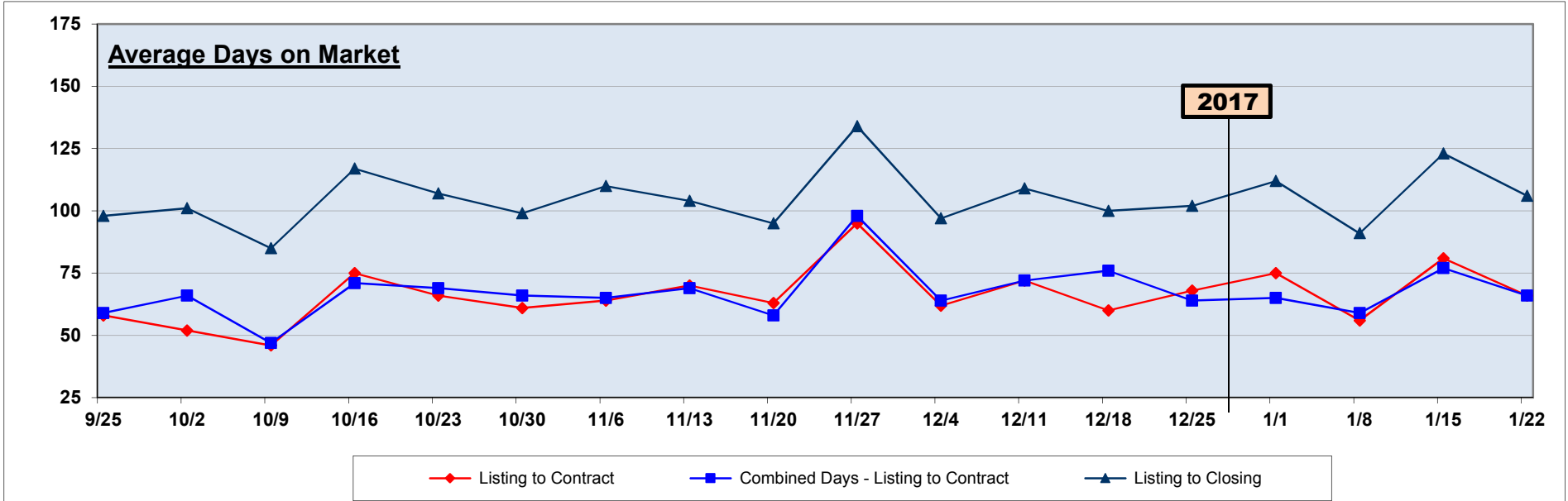
Condos, Townhomes, Villas



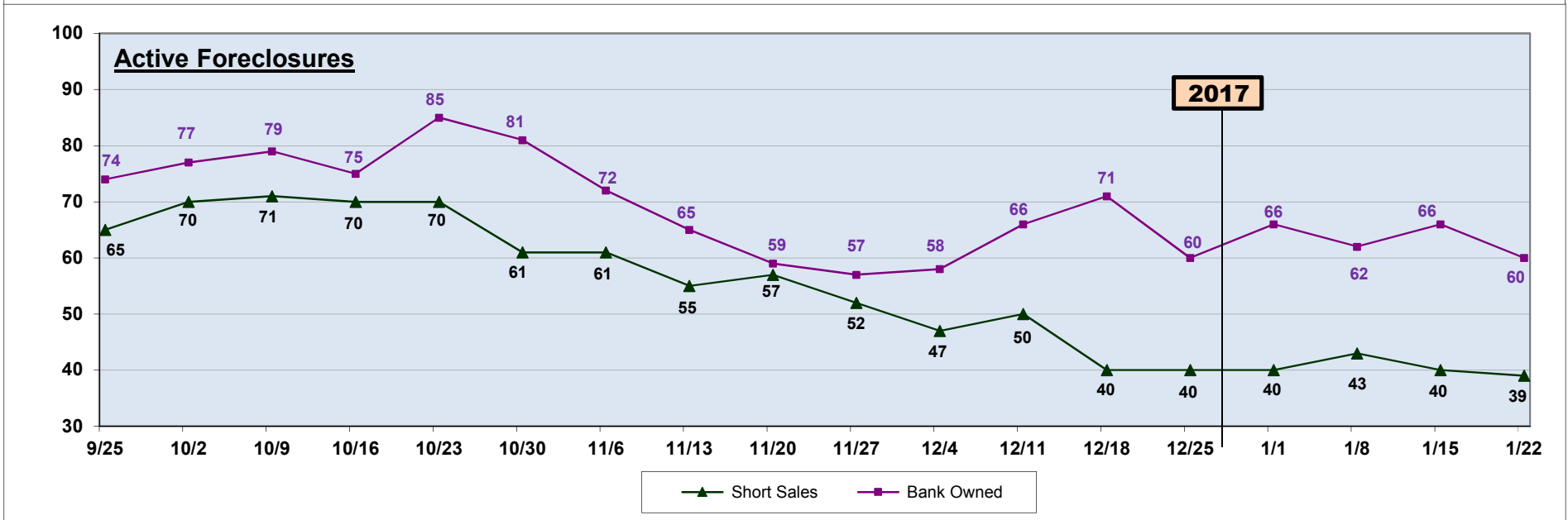
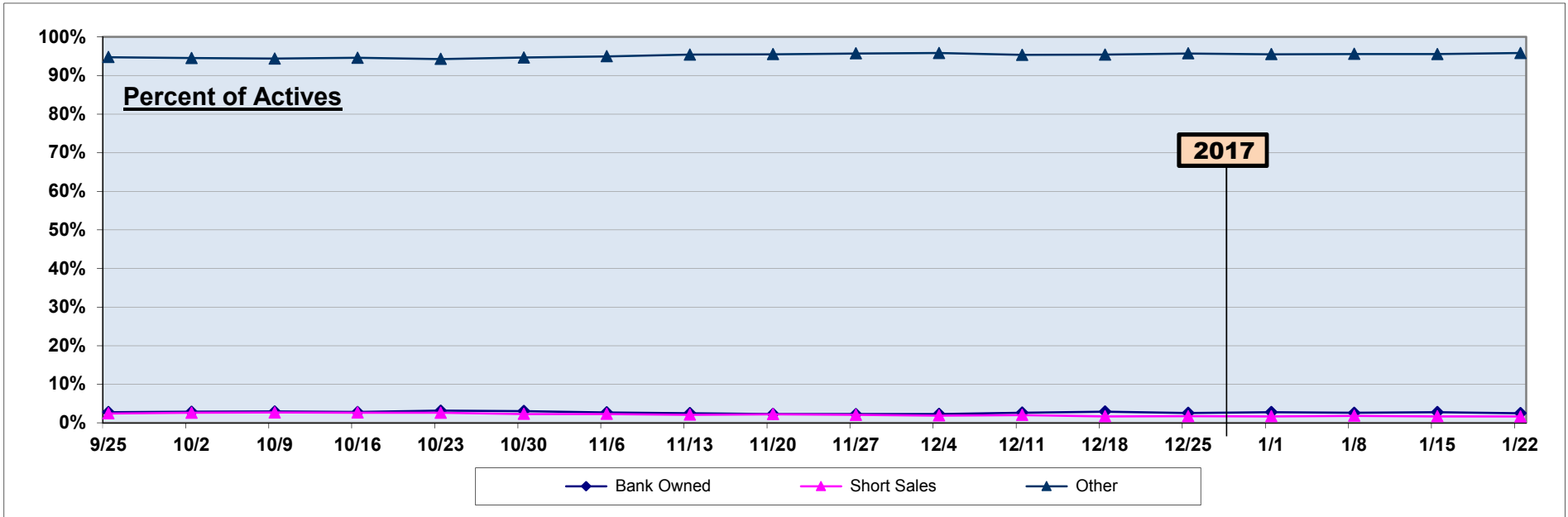
Condos, Townhomes, Villas



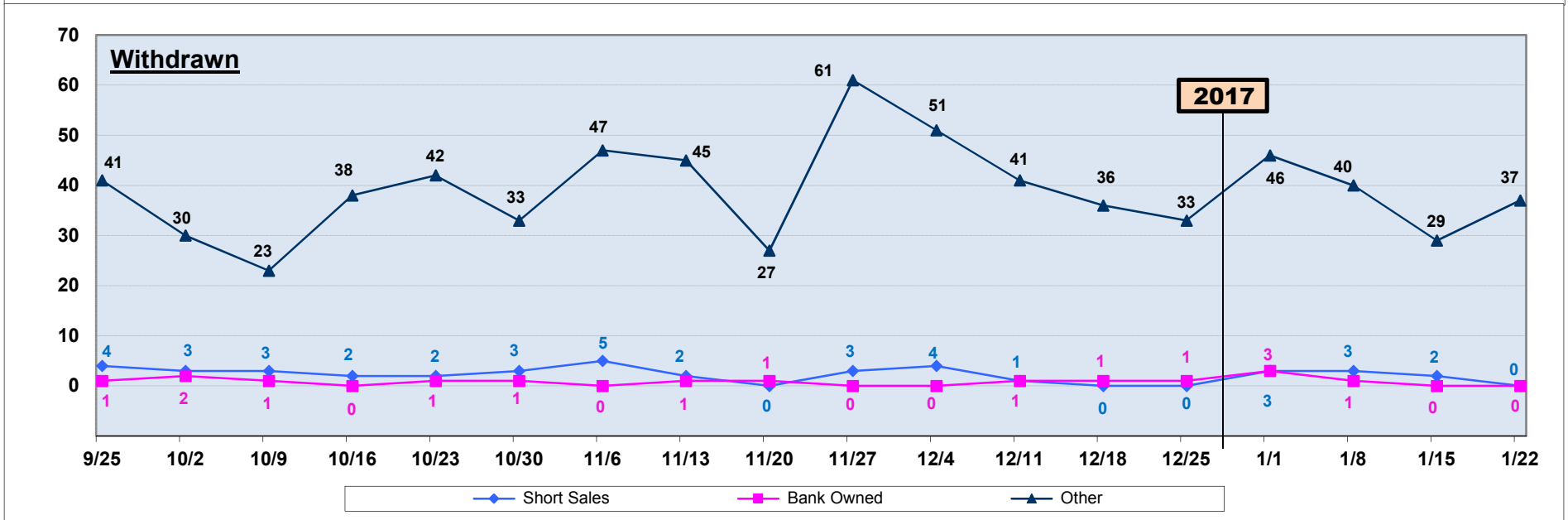
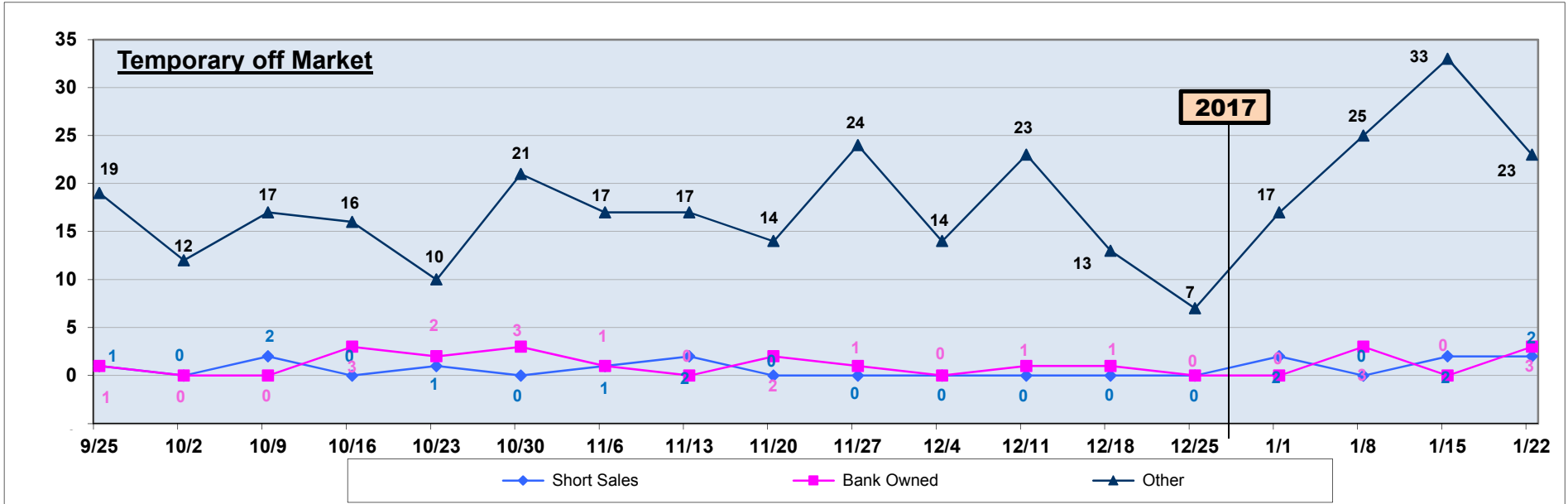
Condos, Townhomes, Villas



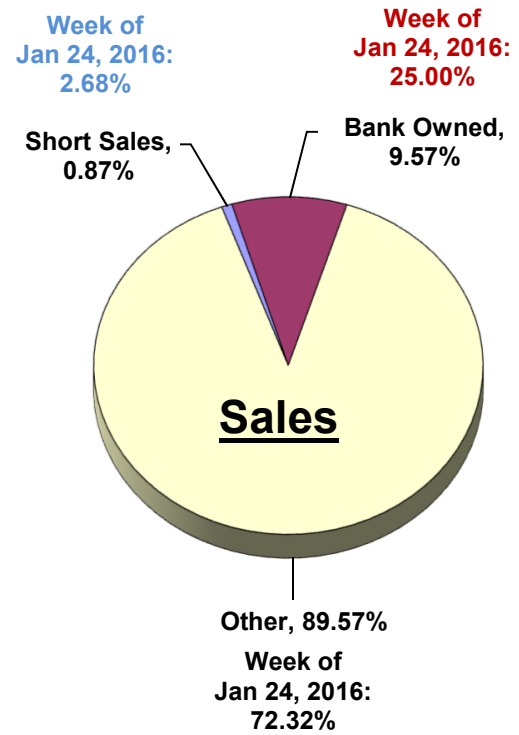
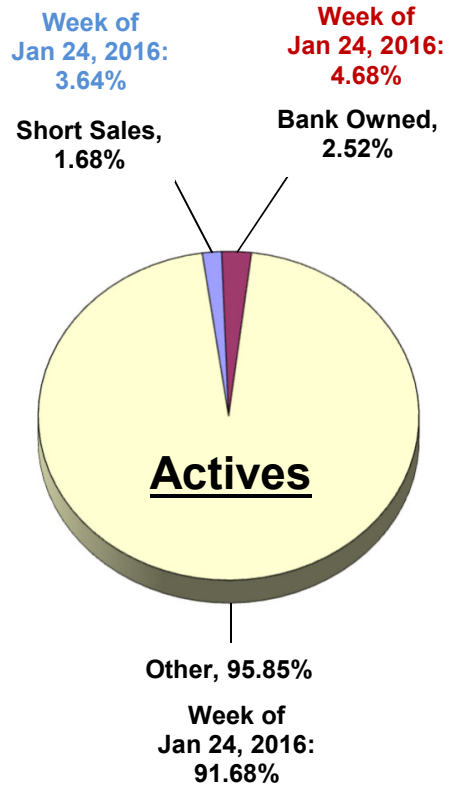
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Monday Morning Quarterback
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Lake, Orange, Osceola & Seminole Counties

Where are the 42 Condos, Townhomes, or Villas available for the Median Price of \$130,000? (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		3	\$129,933	2.0	2.0	1,283	\$101.25
Altamonte Springs (East)	32701	1	\$129,900	2.0	2.0	1,284	\$101.17
Casselberry	32707	1	\$129,900	2.0	2.0	1,238	\$104.93
Altamonte Springs / Forest City	32714	1	\$130,000	2.0	2.0	1,328	\$97.89
Orange County		12	\$129,974	2.1	1.9	1,160	\$112.05
Winter Park (East) / Aloma	32792	1	\$130,000	2.0	2.0	1,322	\$98.34
Orlo Vista	32811	4	\$129,925	2.0	2.0	1,256	\$103.44
Williamsburg / Lake Bryan	32821	2	\$129,993	2.0	2.0	1,032	\$125.96
Taft	32824	1	\$130,000	3.0	2.0	1,109	\$117.22
Union Park / Chickasaw	32829	1	\$129,999	3.0	2.0	1,175	\$110.64
Metro West / Orlo Vista	32835	2	\$130,000	2.0	2.0	1,184	\$109.80
Hunters Creek	32837	1	\$130,000	1.0	1.0	858	\$151.52
Osceola County		26	\$129,937	2.8	2.0	1,254	\$103.63
Davenport	33896	7	\$129,950	3.0	2.0	1,239	\$104.88
Kissimmee (Central)	34741	4	\$129,925	3.0	2.0	1,178	\$110.29
Kissimmee / Buena Ventura Lakes	34743	1	\$130,000	3.0	2.0	1,214	\$107.08
Kissimmee (East)	34744	1	\$130,000	2.0	2.0	1,240	\$104.84
Kissimmee (West) / Pleasant Hill	34746	8	\$129,900	3.0	2.0	1,295	\$100.31
Kissimmee / Celebration	34747	5	\$129,960	2.0	2.0	1,280	\$101.53
Lake County		1	\$129,900	2.0	2.0	1,280	\$101.48
Leesburg (East)/Haines Creek	34788	1	\$129,900	2.0	2.0	1,280	\$101.48